



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.10.2023.

Item No. 229.38

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter : Rajesh Lamba.

Project : "Indravati Enclave" an Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna) - 2016 over an area measuring 16.393 acres situated in the revenue estate of village Shekhpura, Sector-4, Hansi, District Hisar.

Temp ID: RERA-PKL-1274-2023

Present: Sh. Tapan, representative of the promoter.

1. When this matter was last heard on 16.08.2023, following deficiencies were conveyed:-

- i. Copy of approved Zoning Plan has not been submitted.
- ii. Collaboration Agreement between the owner and developer has not been submitted. No consideration/ saleable area has been earmarked for the owner.
- iii. Further, applicant promoter vide reply dated 07.08.2023 has submitted the GPA executed by Mrs. Vinita Lamba (co-licensee) in favour of Sh. Rajesh Lamba (promoter). Perusal of said GPA reveals that the details of area owned by Mrs. Vinita Lamba do not match with details of area mentioned in the schedule of license no. 73 of 2023 which needs to be reconciled.

2. Applicant promoter vide reply dated 04.10.2023 has submitted a copy of the approved demarcation and zoning plan. Promoter has also submitted a fresh irrevocable GPA dated 03.10.2023 executed by Mrs. Vinita Lamba W/o Sh. Rajesh Lamba in favour of Sh. Rajesh Lamba vide which all powers to construct, develop, sell and execute conveyance deeds with regard to her share in the project land (42 Kanal 1 Marla- 5.25625 acres) have been conferred upon the promoter.



3. The Authority after consideration decides to register the project with the following special conditions that the:

- i. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - ii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iii. Promoter shall submit duly approved building plans approved in respect of commercial pocket measuring 0.629 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
 - iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



16/10/23

True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Agencia)